

For Sale – Bank Owned - Price Reduced

**596 Briscoe Blvd – 22,485 Sqft Airport Hanger
Briscoe Field Airport
Gwinnett County, Georgia**



Presented by:

**Walter T. Rabern
Broker
Longleaf Realty Trust, LLC
770-480-2491 Direct
wrabern@longleafcre.com**

**Kyle Ward
Associate Broker
Longleaf Realty Trust, LLC
706-474-1348
kward@longleafcre.com**

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.



FACT SHEET

596 Briscoe Blvd

TRACT SIZE:	ACRES	SQFT
	1.71	21,949
LOCATION:	Fronting Briscoe Blvd at Briscoe Field Airport. Within 3 miles West of Lawrenceville CBD and 1/2 miles North of Highway 316. Approximately 30 miles Northeast of Atlanta CBD.	
	GWINNETT COUNTY, GA	
CURRENT INTEREST:	25 Year Ground Lease – within year 10 of 25 Year ground lease (leasehold interest) with airport authority. Renewals possible	
GROUND LEASE AMOUNT:	\$1,959.38 = (BASE+ CPI CURRENT RATE) \$.07 PER GALLON OF GAS DELIVERED FROM TANK \$1,000 ANNUAL CHARGE	
2012 TAXES:	\$12,569	
HIGHEST AND BEST USE:	Aviation Hangar/Office	
REMARKS:	<i>15 years remain on ground lease</i> 21,949 SF Aircraft hangar with approximately 18,000 SF in hangar space and 3,949 SF of office space Hangar area approx. dimensions 125' deep x 148' wide x 39'6" ridge line height and 34'2" low eave height. Door opening 120' Wide x 28' High 2006 Built 15,000 Gallon fuel tank at rear of hangar	

Asking price:

~~\$1,240,000~~ \$895,000

AERIAL

FRONT OF SUBJECT-BING



Gwinnett City Airport-Briscoe Field

Briscoe Blvd

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AERIAL

REAR - BING



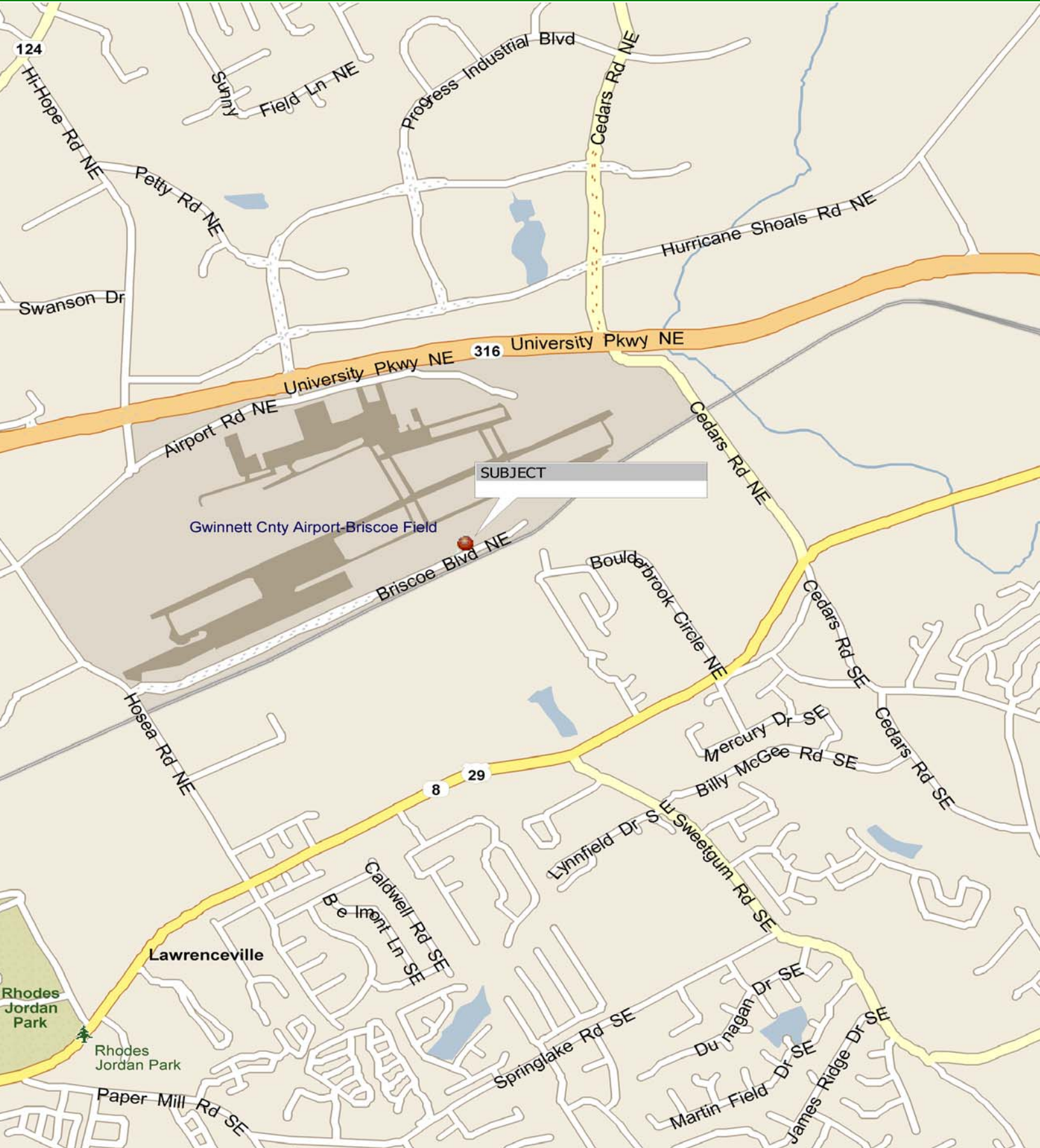
Airport City Airport - In-use Field

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MAP

MAP- LOCAL

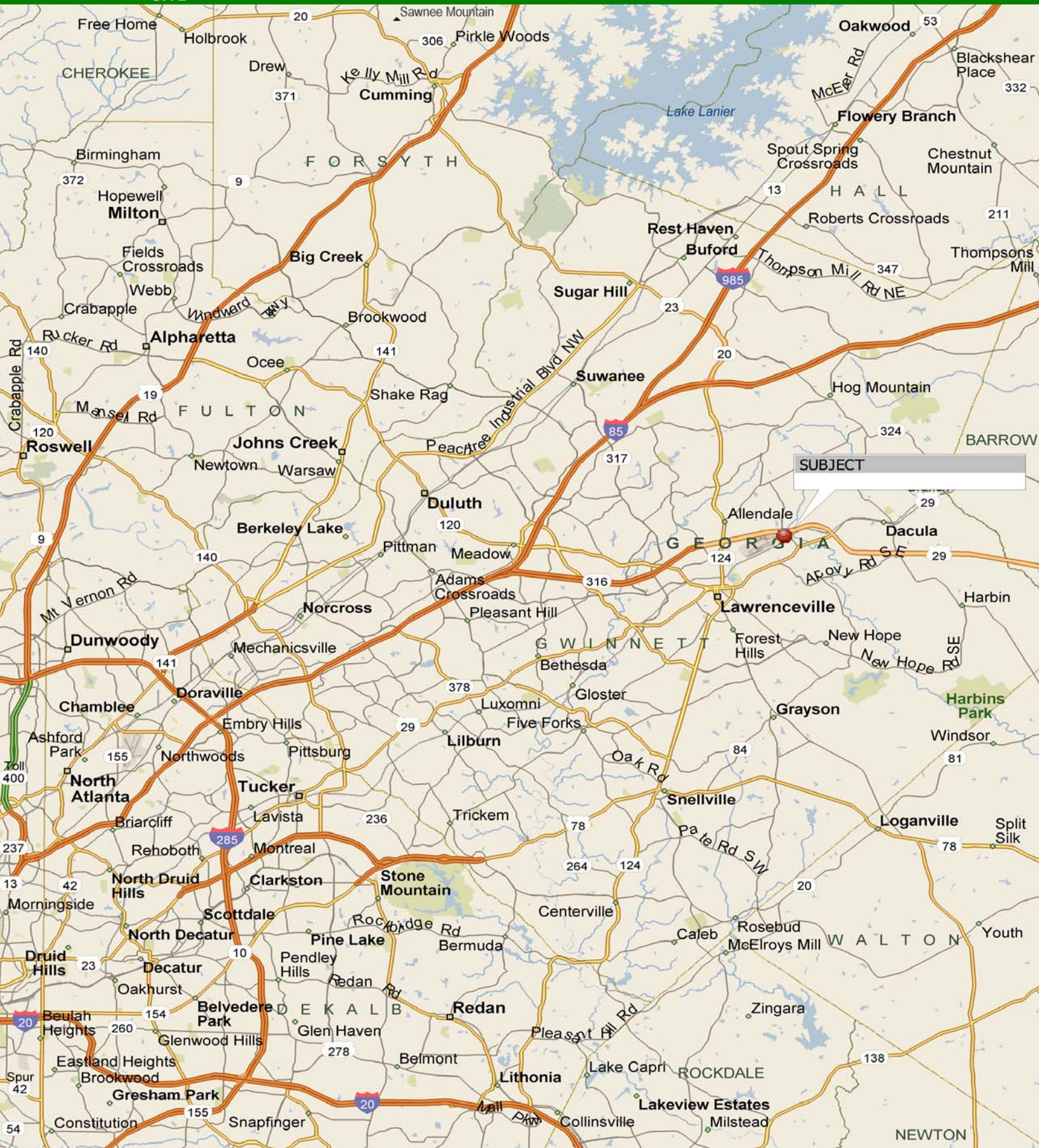


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MAP FAR

SITE



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PHOTOS



Front View of Office Area



Front View of Office Area

PHOTOS



Side View



Full Width Door (120' W x 28' H)

PHOTOS



Interior Shot of Hangar



Interior Shot of Hangar

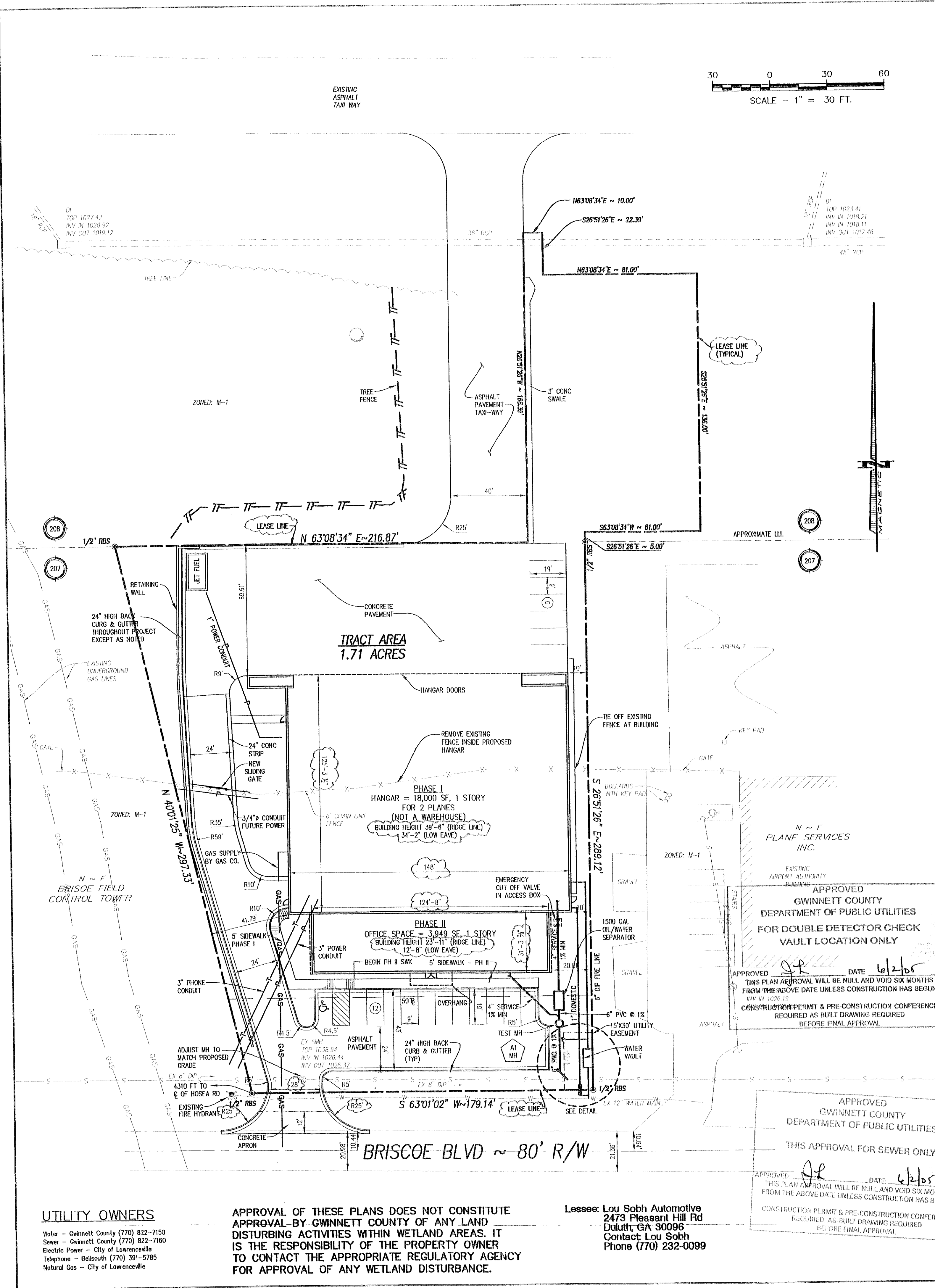
PHOTOS



Onsite Fuel Storage



Unfinished Portion of Office Space



UTILITY NOTES

1. A GCDPU construction permit must be acquired by a GCDPU approved contractor prior to installation. Call 678-518-6175 for information and a copy of approved contractors list. A mandatory pre-construction conference with inspector, by appointment only, is required 24 hours prior to installation of water metering device. Meters 3/4" to 2", installed by GCDPU, require no construction permit.
2. Before a C.O. is issued, as-builts for the detector check and a final inspection by GCDPU are required.
3. Meter fees must be paid prior to issuance of the building permit.
4. Sanitary Sewer Cleanouts must be installed on sewer laterals at the proper line, or at edge of the easement. A 4x4 post marker, or 2" PVC pipe marker is also required to identify the location and provide protection to the cleanout during building site grading. See Detail #20.
5. A G.C.D.P.U. construction permit is to be acquired by G.C.D.P.U. approved contractor prior to installation. Call 678-518-6175 for information and copy of approved contractors list. A mandatory preconstruction conference with inspector, by appointment only, is required 24 hours prior to any utility construction. Any utility design changes must be approved by GCDPU prior to installation.
6. Use of precast invert manholes is acceptable provided inverts are not field modified.
7. When tying to existing manhole, match to top of existing table.
8. Plug to be installed at the 1/2" in manhole and first manhole upstream. Plug to be removed at the direction of the utility inspector. Failure to comply may result in citation and/or suspension from approved contractor's list.
9. As-builts/record drawings for sanitary sewer system required at least 14 business days prior to requesting final plot approval, temporary certificate of occupancy or issuance of certificate of occupancy.
10. All work to be performed according to Gwinnett County Department of Public Utilities Sanitary Sewer Standards, Current Edition. Actual field conditions could dictate more stringent requirements, if deemed necessary by inspector.
11. GCDPU will only provide compound meters. Flow requirements must be based on flow delivery capability of a compound meter.
12. No trees or permanent structures allowed in sanitary sewer easements in accordance with current Gwinnett County policy.
13. Tap to be performed only by G.C.D.P.U. To schedule call 678-376-7029 72 hours in advance. Contractor is responsible for all excavation and backfill material. Excavation area must meet or exceed O.S.H.A. standards and be acceptable by GCDPU prior to scheduled time for county forces to arrive and perform tap.
14. Double check backflow preventors for all meters and/or fire lines must be tested and approved before issuance of final certificate of occupancy.

MISCELLANEOUS NOTES

1. Notify the Gwinnett County Inspections 24 hours before beginning of every phase of construction (678) 518-6070.
2. No Certificate of Occupancy will be issued until all site improvements have been completed.
3. No site lighting is proposed.
4. All buffers and tree save areas shall be clearly identified by flagging and/or fencing prior to commencement of any land disturbance.
5. No outside storage allowed. This includes supplies, equipment, vehicles, products, etc.
6. Signs, location, number, and size are not approved under this building permit. A separate permit is required for each sign.
7. There are no existing structures on site.
8. Sidewalks shall be installed on abutting streets (abutting side) prior to issuance of a Certificate of Occupancy (OR 6.13.1.c) unless a waiver is granted.
9. Retained wall construction is not necessary for walls within 30' of lease lines.

BUILDING NOTES

1. A separate permit is required for each temporary building.
2. Each business shall post and maintain the address of the building in a conspicuous place visible from the street not more than 15 feet of the curb or edge of the street. The address shall consist of figures at least 4 inches high on a contrasting background for 24-hour visibility.
3. Each building and its location relative to property lines and other structures shall comply with the 2000 Standard Building Code with GA State amendments (abutting side) with regards to the height and area requirements of SEC table 601 and 602 based on occupancy group classification and type of construction.
4. This site plan indicates potable water service lines and sanitary sewer laterals. Georgia State law requires this work to be installed by a Georgia Licensed Master Plumber. This work requires a separate site plumbing permit which shall be obtained from Gwinnett County Building Permits. All work shall be inspected by the Gwinnett County Plumbing Inspection unit. Inspections shall be requested by phoning 678-518-6277.
5. A separate building permit shall be obtained for all retaining walls greater than 4 feet in height and all retaining walls used as a dam prior to construction of the walls.

NOTE: TAP TO BE PERFORMED ONLY BY GCDPU. TO SCHEDULE CALL 678-376-7029 72 HRS IN ADVANCE. CONTRACTOR IS RESPONSIBLE FOR ALL EXCAVATION AND BACKFILL MATERIAL. EXCAVATION AREA MUST MEET OR EXCEED OSHA STANDARDS AND BE ACCEPTABLE BY GCDPU PRIOR TO SCHEDULED TIME FOR COUNTY FORCES TO ARRIVE AND PERFORM TAP.

FIRE DEPARTMENT NOTES

1. Van access aisle shall be a minimum of 8 feet wide, a common access aisle may be shared by 2 vehicles. The access aisle shall be to the right of the van parking space. Surface slopes shall not exceed 2% (120-3-20-17(3))
2. Built up curb ramps shall be provided per the requirements of Rule 120-3-20-16(6) Georgia Accessibility Code.
3. Slope of the curb ramps shall comply with Rule 120-3-20-16 Georgia Accessibility Code.
4. Passenger loading zones shall be provided per the requirement of Rule 120-3-20-16(5) Georgia Accessibility Code.
5. Signage shall be provided per the attached detail. "Van Accessible" shall be mounted immediately below the standard sign for van accessible spaces. Signs for automobile spaces shall be a minimum of 60" to the bottom of the sign above finished grade. Signs for van spaces shall be a minimum of 2' to the bottom of sign above finished grade. Rule 120-3-20-17(4) Georgia Accessibility Code.
6. Water main: site in industrial and commercial developments shall be a minimum of 12" diameter DIP with the hydrant spacing not to exceed 300 feet along the street. Additional hydrants may be required to permit all portions of all buildings, to be reached by a hose lay not to exceed 400 feet by road travel. Gwinnett County Protection and Life Safety Ordinance, Section 5, Subsection 5.1(c).
7. Access roadways constructed of an all weather surface capable of supporting 8000 pounds gross weight shall be provided per Standard Fire Prevention Code 1994 Edition, Section 602.6.1.
8. Project address: 596 Briscoe Blvd

10. Maintain access for emergency vehicles around and to all buildings under construction. I.e. In times of rain or mud, roads shall be able to carry a fire truck by being paved or having a crushed stone base, etc. with a minimum width of 20 feet. This access to buildings that have sprinkler or standpipe systems shall be within 40 feet of the fire department connector. (NFPA 1141 3-1 and 620-15)
11. Disabled accessible route shall start at handicap parking and go into the primary entrance of all new or renovated buildings or tenant spaces. It is also required that the parking space and its adjacent aisle be relatively level, that is, have less than a 1:50 slope, less than 2%.
12. Ramps shall be provided wherever an accessible route crosses a curb or is part of an accessible route that has a slope of greater than 1:20. Ramps shall have a minimum width of 3 feet exclusive of flared sides and a maximum slope of 1:12. All primary entrances usually considered as major points of pedestrian flow must be accessible to meet the requirements of I.B. #797.
13. Surfaces of curb ramps shall comply with Rule 120-3-20-16 Georgia Accessibility Code.
14. Placement of fire hydrants shall be a minimum of three feet and a maximum of 15 feet from the back of the curb of road edge with the large fire department connection facing the nearest fire department access point and set a minimum of 18 inches and a maximum of 36 inches above finished grade to the center of the large fire department connection.
15. Fire hydrants and water mains are to be installed, flushed and under pressure before any combustible construction is started (Standard Fire Prevention Code 602.6.1, 1994 Edition, Paragraphs).
16. Ground and floor surfaces along accessible routes and walks, ramps, stairs, and curb ramps, shall be stable, firm, slip-resistant, and shall comply with Rule 120-3-20-18 Georgia Accessibility Code.
17. Accessible parking spaces shall be provided in the amount per the requirements of 120-3-20-07(e), 120-3-20-07(e)(2), 120-3-20-07(e)(4), 120-3-20-07(e)(5). (Georgia Accessibility code).
18. All curb ramps shall have a detectable warning complying with Rule 120-3-20-04. The detectable warning shall extend the full width and depth of the curb ramp including flares. Rule 120-3-20-18(7) Georgia Accessibility Code.
19. Installation and Repair of Underground Fire Sprinkler water supplies shall be performed by a utility or fire sprinkler contractor or plumbing contractor licensed under Chapter 11 Title 25 Section 25-11-7.
20. (Object) projecting from walls, (for example, telephones) with their leading edges between 22 inches and 80 inches above the finished floor shall protrude no more than 4 inches to walls, halls, corridors, passage ways, or aisles. Rule 120-3-20-15. Georgia Accessibility Code.
21. (Sprinkler Connection) for fire department use is to be a maximum of 150 ft. from a fire hydrant on a 8 inch water main. The connection shall be between 18 inches and 40 inches above ground level, a maximum of 40 ft. from the edge of the fire department access roadway.
22. (Fire Department Connections) If installed underground shall have a listed check valve, an auto-drip valve, a sign on a plate or fitting reading, "Auto-Sprinkler or Auto-Sprinkler/Standpipes", and hose connections shall have standard threads as certified in NFPA 1963.

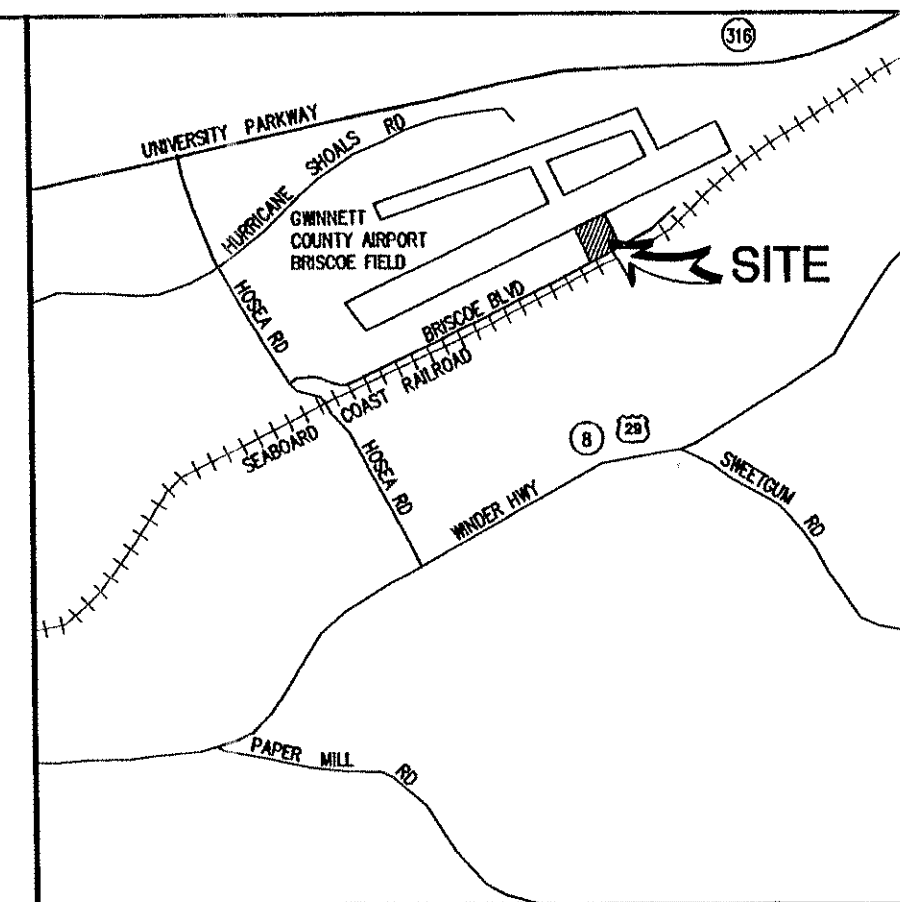
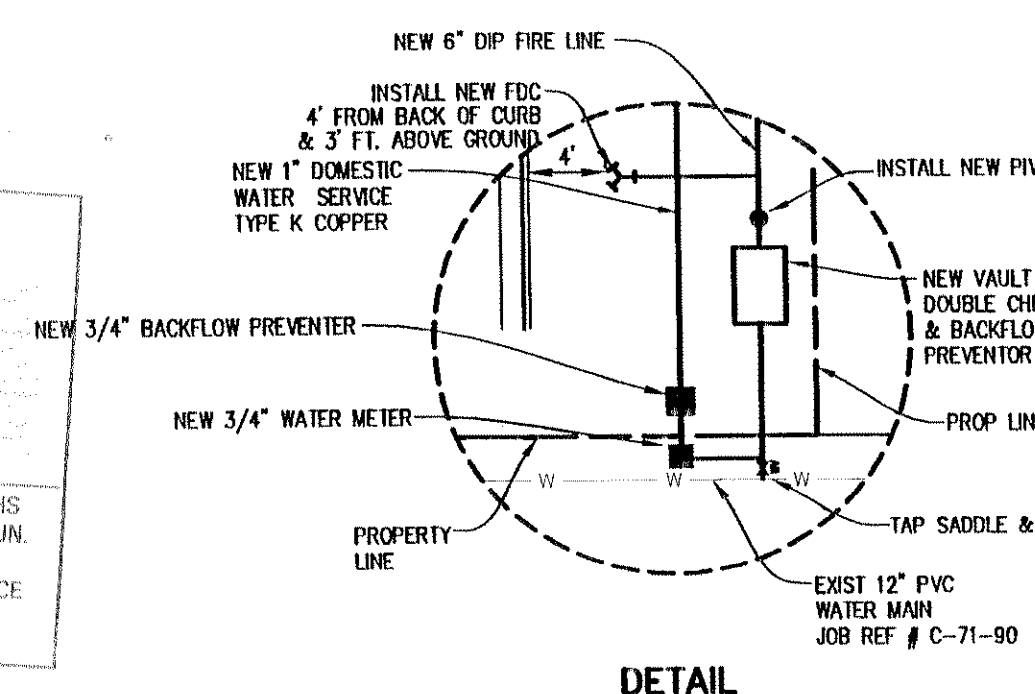
CORNER SIGHT DISTANCE FOR STREETS AND PRIVATE DRIVEWAYS UTILIZING 10 TIMES THE SPEED LIMIT

I, the undersigned hereby certify that the proposed driveway(s) for the Lou Sobh Automotive Hangar project is designed with adequate corner sight distance for each driveway/street approaching a minor collector or major thoroughfare. The regulated speed limit is 35 miles per hour. The sight distance is 350 feet in the East direction and 350 feet in the West direction. The maximum corner sight distance from the driveway is equal to or exceeds 10 times the regulated speed of the intersection street, as measured from the center of the driveway in both directions along the right of way line of the intersection street.

Section 9.7.4 of the Gwinnett County Development Regulations
 Signature: *[Signature]* Date: 5/3/05

PARKING CALCULATIONS

HANGAR = 2 SPACE PER PLANE
 2 PLANES @ 2 SPACES/PLANE = 4 SPACES
 OFFICE = 1 SPACE PER 300 SF
 3949 SF/300 SF = 13.2 SPACES
 TOTAL REQUIRED = 13 SPACES
 PROVIDED = 18 SPACES



GENERAL NOTES

1. Project is located in Lot 207 & 208, 5th District, Alcovy Watershed Gwinnett County, Georgia. Lou Sobh Automotive Hangar is located from the owner - Gwinnett County Airport - Briscoe Field. Overall leased acreage is 1.71 acres. Disturbed acreage is 2.08 acres. Site is Zoned: M-1. Proposed use: Airplane Hangar. Existing use: Vacant.
2. Contractor: Pro Building Systems 3678 North Peachtree Road Atlanta, GA 30341 (770) 455-1791 24 Hour Emergency Contact: Steve Ellis (770) 455-1791
3. All construction to be in accordance with Gwinnett County standards and regulations, latest editions. It is the contractor's responsibility to notify inspectors for all required inspections. Notify inspector at least 24 hours prior to beginning every phase of construction.
4. Contractor shall be responsible to verify grades and dimensions and to notify owner in writing of discrepancies.
5. All erosion control measures necessary to comply with Georgia Erosion Control and Sedimentation Act of 1975, latest edition, and shall be installed prior to clearing and grubbing.
6. The construction of the site will initiate with the installation of erosion control measures sufficient to control sediment deposits and erosion. All sediment control will be maintained until all upstream ground within the construction area has been completely stabilized with permanent vegetation and all driveways/parking have been paved. Erosion control measures other than those called for may be necessary.
7. Utility locations are shown for information purposes only. Contractor is responsible for determining both the exact location of all utilities and for their protection during construction. It shall be the contractor's responsibility to coordinate his operations with all utilities which may be existing and may be in conflict with his work. The contractor is to protect and maintain such utilities.
8. Contractor shall determine the location of any existing services including but not limited to gas, electricity, water and sewer, and shall relocate such services in accordance with the requirements of the appropriate authorities.
9. Except as noted otherwise on the drawings, the site shall be cleared of all buildings, trees, vegetative growth, debris, organic soil or other unsuitable materials found within the limits of construction. All debris and vegetative matter to be removed from the site shall be transported to a legal dump site.
10. All references to Georgia DOT refer to Georgia Department of Transportation Standard Specifications for the Construction of Roads and Bridges, 1993 Edition, unless otherwise noted.
11. Construction trailers to be permitted through the Planning and Zoning Department.
12. There are no known cemeteries on this site.
13. Boundary Survey and Topographic Survey prepared by DLM Civil Engineering and Land Surveying dated November 4, 2004. Benchmark is a brass cap set in concrete stamped #846/1994 and is 0.65 miles from the intersection of Briscoe Blvd. and Hose Rd. It is 32' from pole 4.2' from back of curb and 94' from centerline of CB Rd.
14. Any outdoor automotive repair, storage of parts or inoperable vehicles is prohibited.
15. No streamers or roping decorated with flags, used or other similar material shall be displayed, hung or strung on the site. No decorative balloons or hot-air balloons shall be displayed on the site. No flags shall be flown on the site except for the flags of the United States of America or the State of Georgia.
16. Parking of vehicles within landscaped strips or rights-of-way is specifically prohibited.
17. There is no water course with a drainage area exceeding 100 acres or floodplain per FIRM Panel 130322-0205C Dated May 4, 1992.
18. There are no wetlands on this site.
19. There are no state water buffers on site.
20. Notify Gwinnett County Inspections 24 hours before beginning of every phase of construction at (678) 518-6070.
21. All construction to comply with Gwinnett County Standards.
22. No Billboards are permitted.

DESIGNER CONTACT
 LARRY R. McMULLEN
 (770) 428-3359

24 HOUR CONTACT:
 STEVE ELLIS
 (770) 455-1791



IF YOU DIG GEORGIA... CALL US FIRST!
 1-800-282-7411
 770-623-4344
 (METRO ATLANTA ONLY)
 UTILITIES PROTECTION CENTER
 IT'S THE LAW

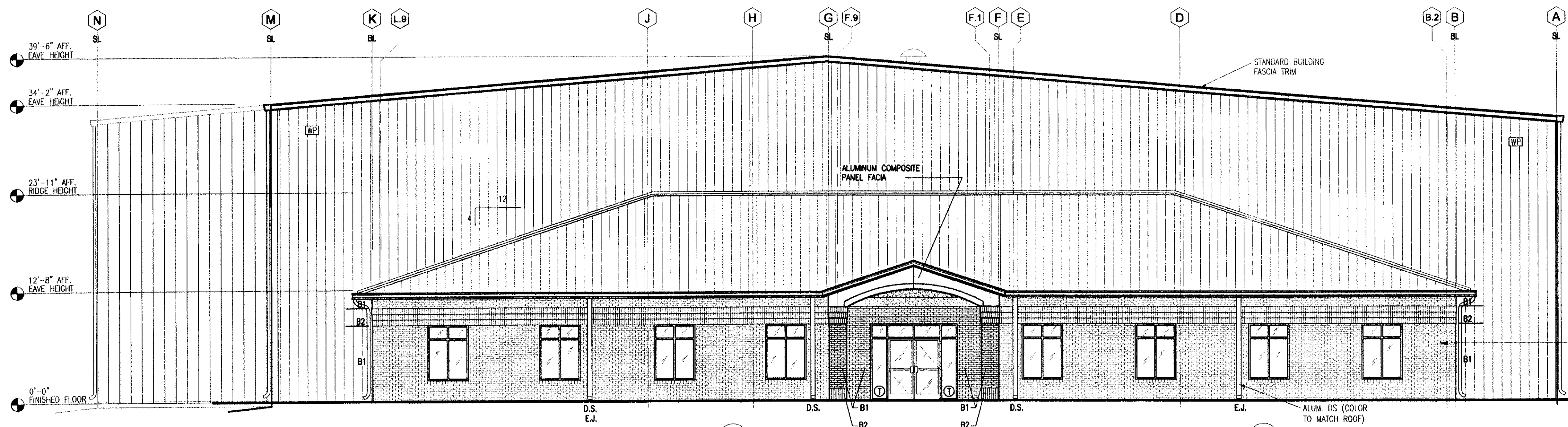
CIVIL ENGINEERING
DLM LAND SURVEYING
 300 Chestnut Center Boulevard - Suite 395
 Kennesaw, Georgia 30144
 Phone: (770) 428-5369 Fax: (770) 428-3360
 e-mail: dlm@dlmsurveying.com

PRO BUILDING SYSTEMS
 3678 NORTH PEACHTREE ROAD
 ATLANTA, GEORGIA 30341
 PHONE: (770) 455-1791

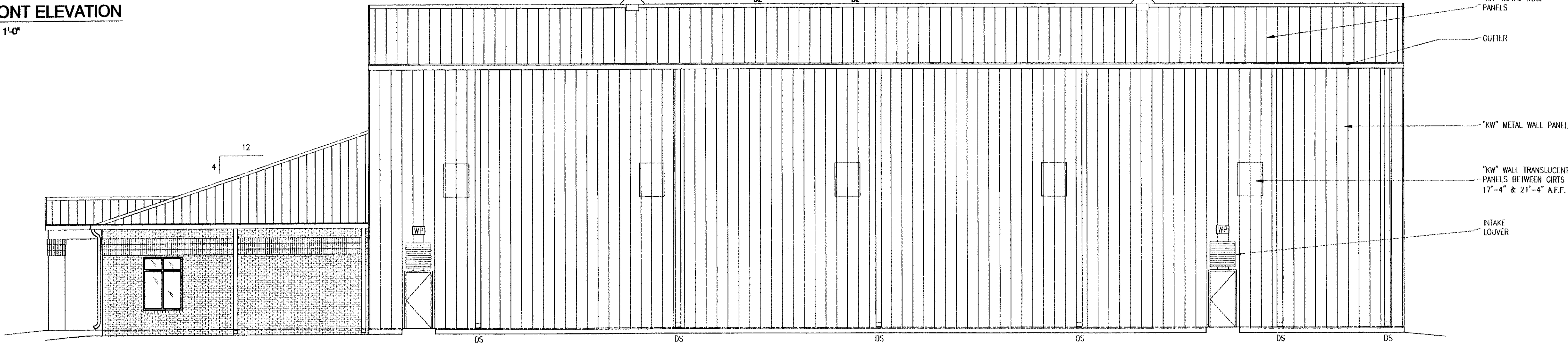
LOU SOBH AUTOMOTIVE HANGAR
GWINNETT COUNTY AIRPORT
LAWRENCEVILLE, GA 30045

Parcel: 15/3/05
 PROJECT NO: 04-084
 SHEET: C-1

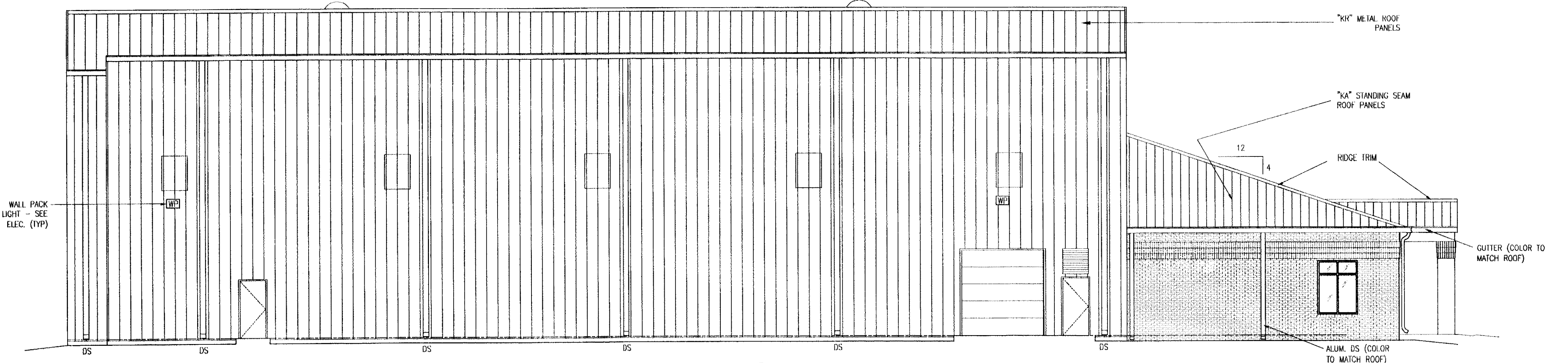
REC'D JUL 11 2005



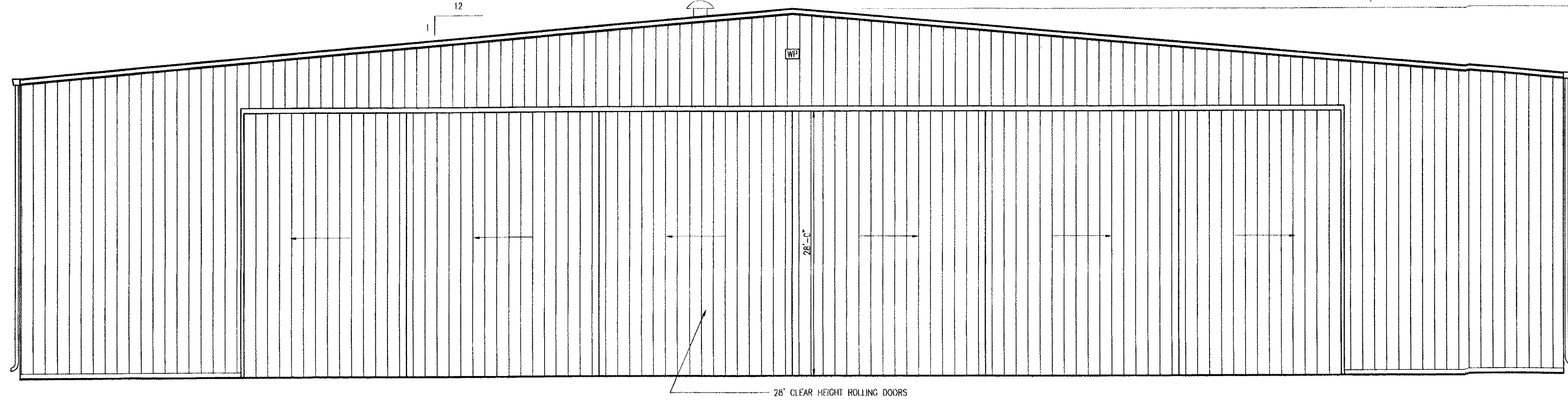
1 FRONT ELEVATION
1/8" = 1'-0"



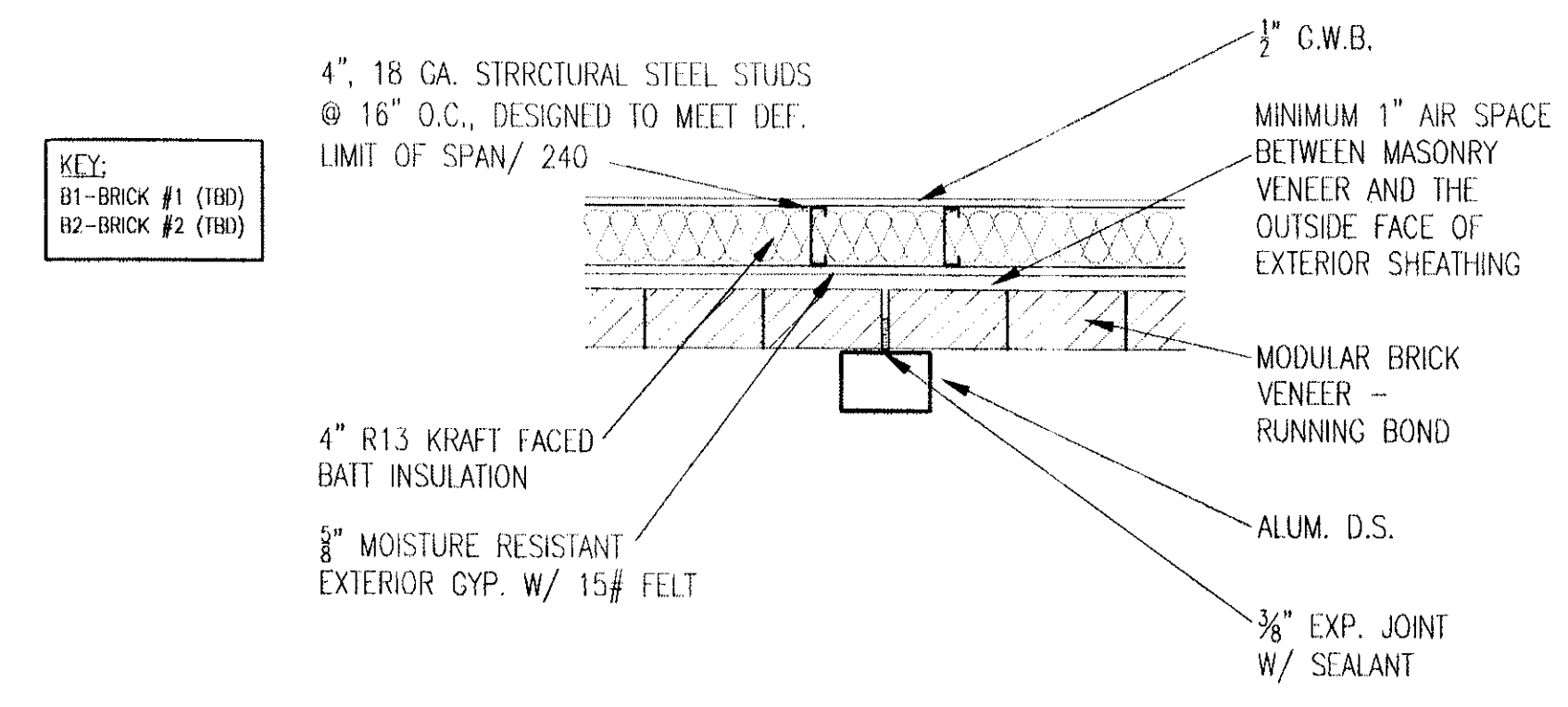
2 RIGHT ELEVATION
1/8" = 1'-0"



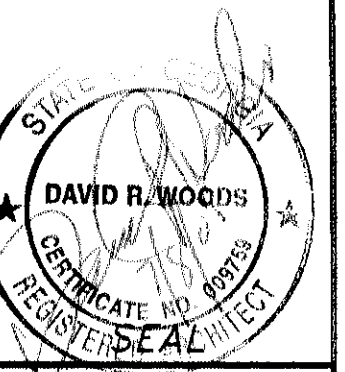
3 LEFT ELEVATION
1/8" = 1'-0"



4 REARELEVATION
1/8" = 1'-0"



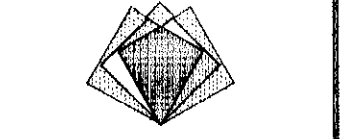
5 BRICK EXP. JOINT
1 1/2" = 1'-0"



REVISION DATE

NO.	DATE	DESCRIPTION

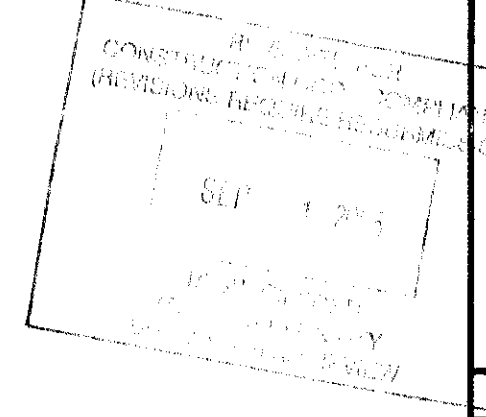
NOTES



PRO BUILDING SYSTEMS
DESIGN/BUILD CONTRACTOR

3678 NORTH PEACHTREE RD.
ATLANTA, GEORGIA 30341
PH. (770) 455-1791/FAX 455-4123
pro@probdgsystems.com

LOU SOBH LANGGAR
596 BRISCOE BLVD.
LAWRENCEVILLE, GEORGIA 30045



JOB NAME
DATE: 05-19-05
SCALE: 1/8" = 1'-0"
BY: DRW
ID: 0450007

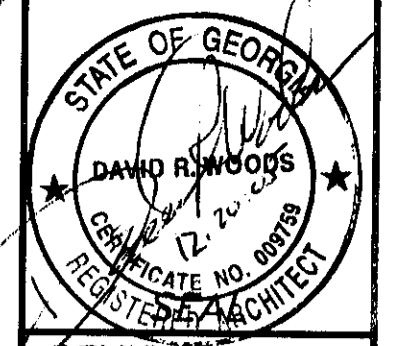
ELEVATIONS
DRAWING TITLE

A4.0

SHEET 5 OF 1

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REVISION DATE
07-08-05
08-10-05
10-10-05

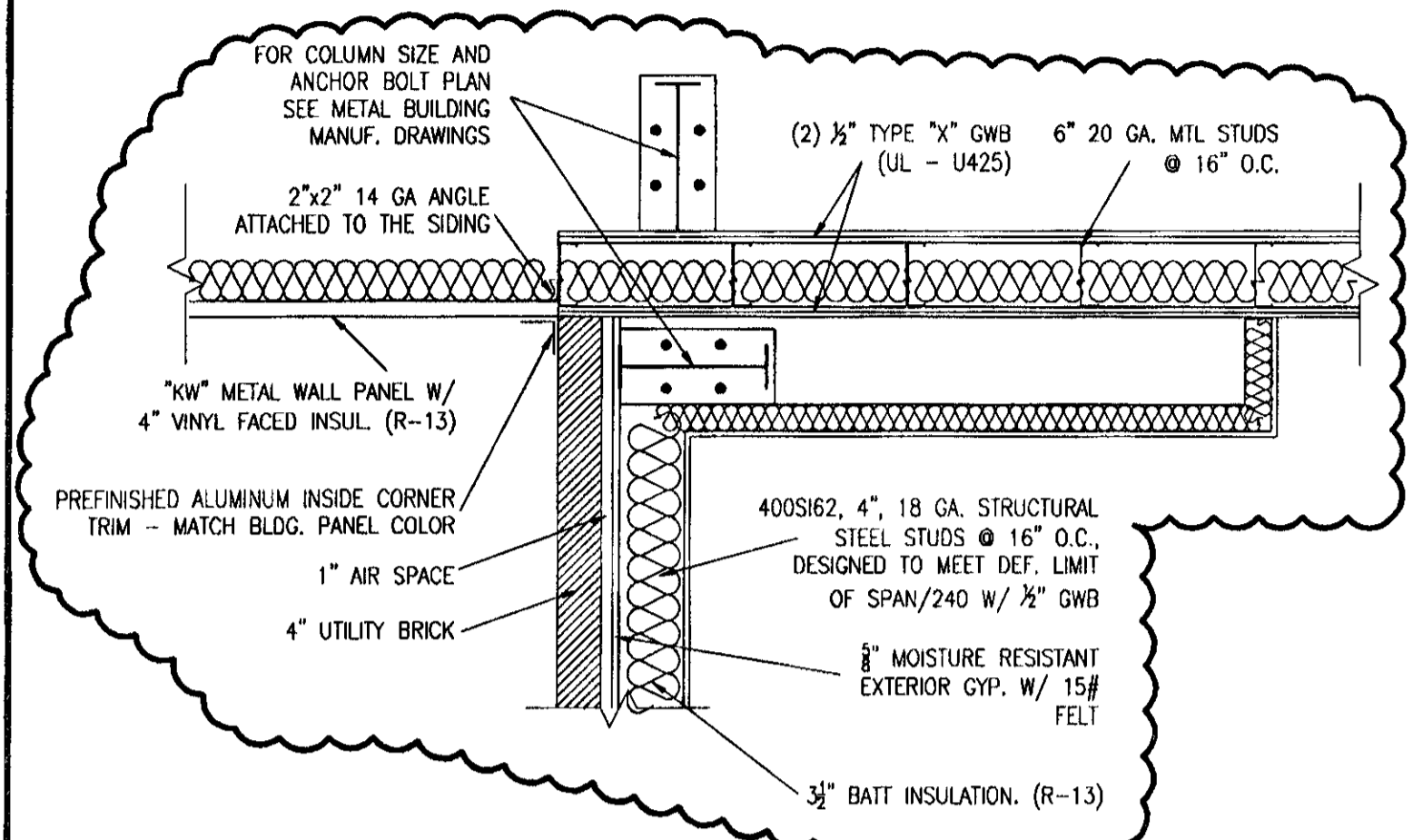
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PRO BUILDING SYSTEMS
 DESIGN/BUILD CONTRACTOR
 3678 NORTH PEACHTREE RD.
 ATLANTA, GEORGIA 30341
 PH. (770) 455-1791/FAX 455-4123
 pro@probidgsystems.com

LOU SOBHI HANGAR
 596 BRISCOE BLVD.
 LAWRENCEVILLE, GEORGIA 30045

JOB NAME
 DATE: 05-19-05
 SCALE: 1/8" = 1'-0"
 BY: DRW
 ID: OAYS0017

OVERALL FLOOR PLAN
 DRAWING TITLE
A1.0
 SHEET 1 OF 10



2 EXT. WALL DETAIL
 3/4" = 1'-0"

KEEP ON JOB SITE
 Approved Plans must be available for Gwinnett County
 Fire Department at all times.
NO APPROVED PLAN - NO INSPECTION

REVISION
 GWINNETT COUNTY
 FIRE MARSHAL'S OFFICE
 Reviewed by: *V. FERGUSON*
 File #: PR22005-006SD
 Date: 12/22/05
 Final approval subject to noted conditions and field inspection based on current fire and safety codes approved by Gwinnett County Board of Commissioners.

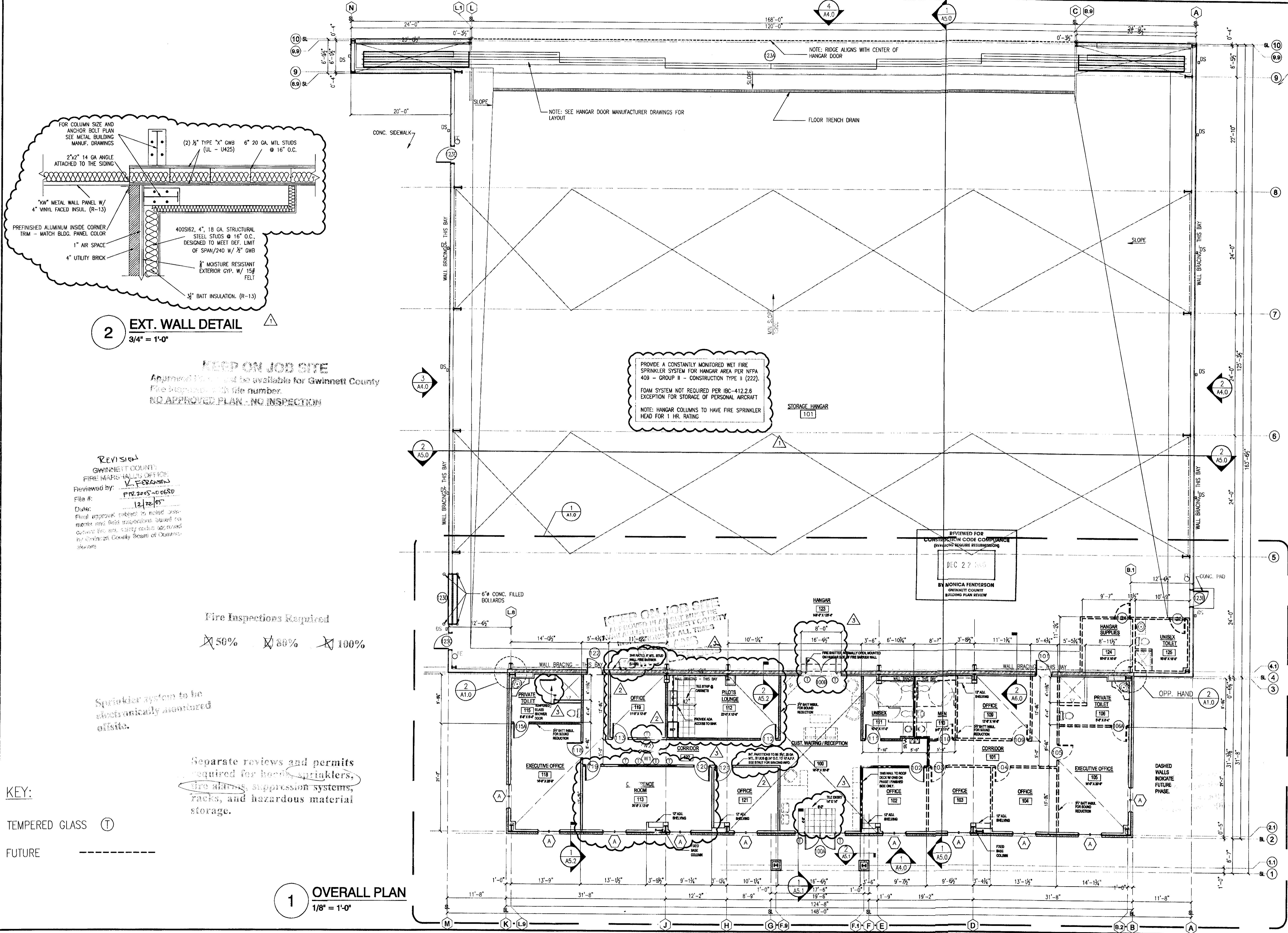
Fire Inspections Required
 56% 80% 100%

Sprinkler system to be electronically monitored offsite.

Separate reviews and permits required for hood, sprinklers, fire alarms, suppression systems, racks, and hazardous material storage.

KEY:
 TEMPERED GLASS (T)
 FUTURE - - - - -

1 OVERALL PLAN
 1/8" = 1'-0"



RECD DEC 1 2005